



**Fountains
Land**
AN F&W COMPANY



Ellaville Heights Parcel 3 & 4

Residential or recreational investment properties in Schley County, GA.

Parcel #3



5.19 Acres



\$33,000

Parcel #4



18.4 Acres



\$110,000

Ellaville Heights Parcels 3 and 4 are well suited for a buyer seeking residential investment property with strong road frontage on the outskirts of Ellaville, Georgia. Both parcels offer excellent access via two separate entrances per parcel from Highway 19. Parcel 4 features a productive loblolly pine plantation approaching thinning age, offering near-term timber income potential. Parcel 3 is distinguished by mature hardwoods and a scenic duck pond situated at the heart of the property. With its generous road frontage, Parcel 4 also presents an attractive opportunity for subdivision into multiple home sites or recreational tracts.



George Peake | Associate Broker
(478) 972-2971 | george.peake@fountainsland.com
www.fountainsland.com

LOCATION



Wooded acres on the edge of Ellaville.

Ellaville Heights Parcels 3 and 4 are situated along US Highway 19, a four-lane corridor running north and south through west-central Georgia, on the northeast edge of Ellaville in Schley County. Highway 19 serves as a scenic, less-congested alternative to Interstate 75, which bisects the center of the state.

Small farms, local businesses, and abundant timberland characterize Schley County. The area offers exceptional hunting opportunities for deer, turkey, and hog, with numerous creeks and streams that wind through the landscape and ultimately drain into the Flint River in neighboring Macon County. Schley County is also home to a newer high school that has earned a strong reputation for academic achievement and a well-rounded extracurricular program.

PROPERTY DESCRIPTION



The pond on Parcel 3.

Both Parcel 3 and Parcel 4 are adjacent to an established residential neighborhood, with several small businesses also located nearby. The property currently falls under the same tax parcel number as the larger Parcel 2, a 89-acre tract situated across Highway 19. Parcels 3 and 4 were effectively created when Highway 19 was constructed, and since that time, they have been managed alongside Parcel 2 for pine and hardwood timber production.

Given their size and proximity to existing residential development, Parcels 3 and 4 are strong candidates for single-family home sites or small recreational properties. Parcel 4 is predominantly upland and relatively level, making it well-suited for development. Parcel 3 is considerably more topographically varied, with roughly two-thirds of its acreage consisting of a wetland that retains water for much of the year.

ACCESS



One of four entrances from Highway 19.

Parcels 3 and 4 are easily accessible from Highway 19 via two paved entrances per parcel.

One of the access points on Parcel 3 is in need of minor repair.

Parcel 4 benefits from an additional point of access from Spivey Street along its western boundary.

TIMBER



The hardwoods on Parcel 4.

Parcel 3, at approximately 5 acres, consists primarily of mature hardwood timber with approximately 3 acres of wetland.

Parcel 4, comprising approximately 18 acres, is predominantly planted in loblolly pine that is approaching thinning age, offering a near-term timber revenue opportunity for the new owner.

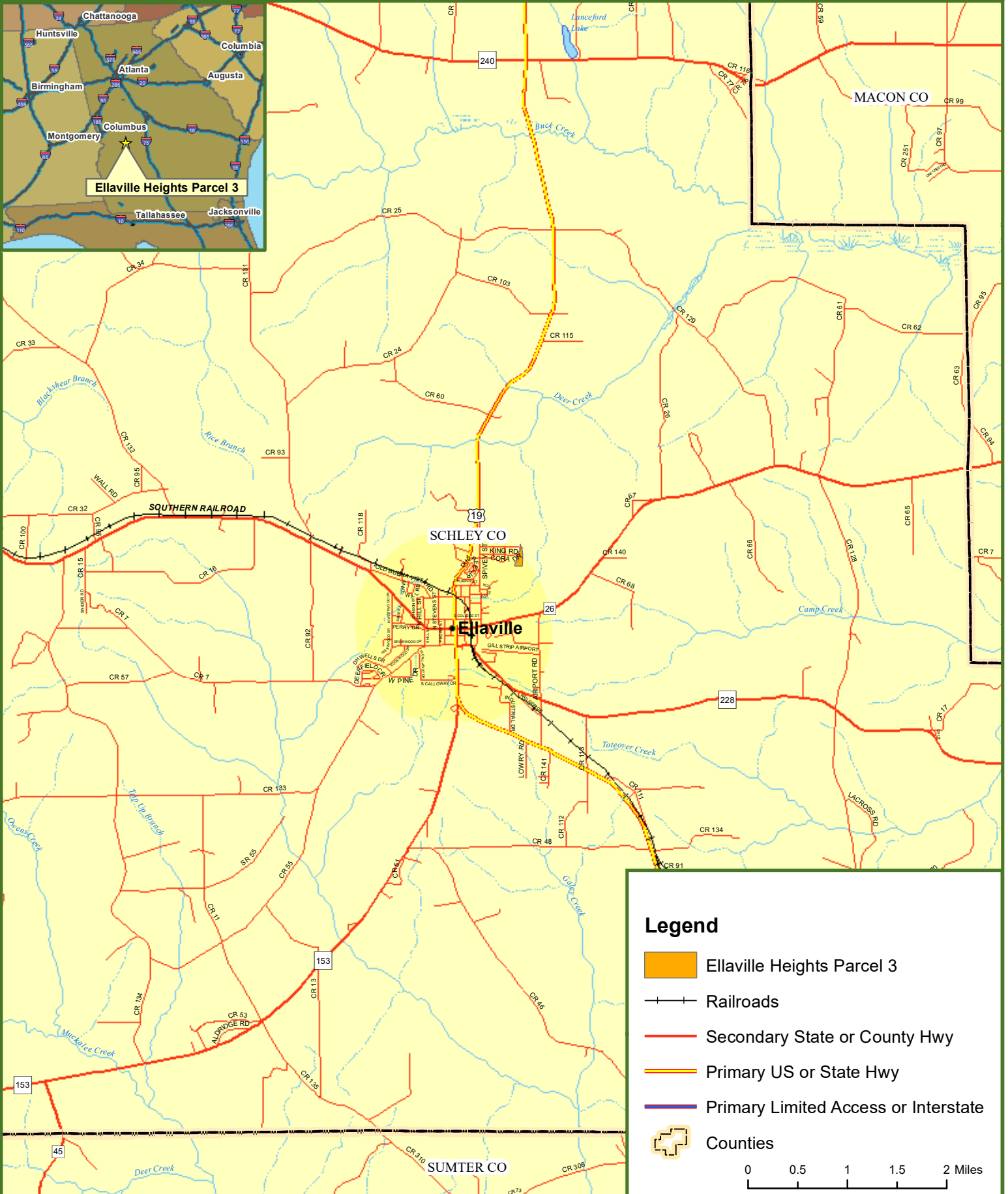
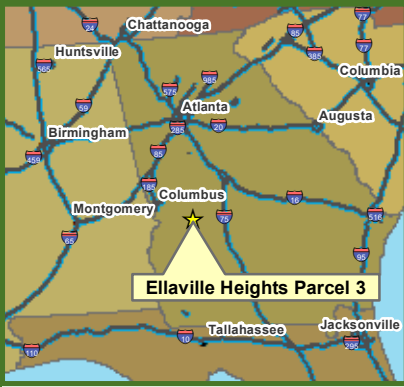
TAX & TITLE

Both parcels are owned by Dala Properties, LLC. Estimated taxes for 2026 will be prorated based on acreage. Parcels 3 and 4 represent approximately 21 percent of the total tax unit, resulting in an estimated combined tax obligation of approximately \$651 out of the total estimated tax bill of \$3,100.







Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map Ellaville Heights Parcel 3 Schley County, GA 5.00 ± Acres



Legend

-  Ellaville Heights Parcel 3
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

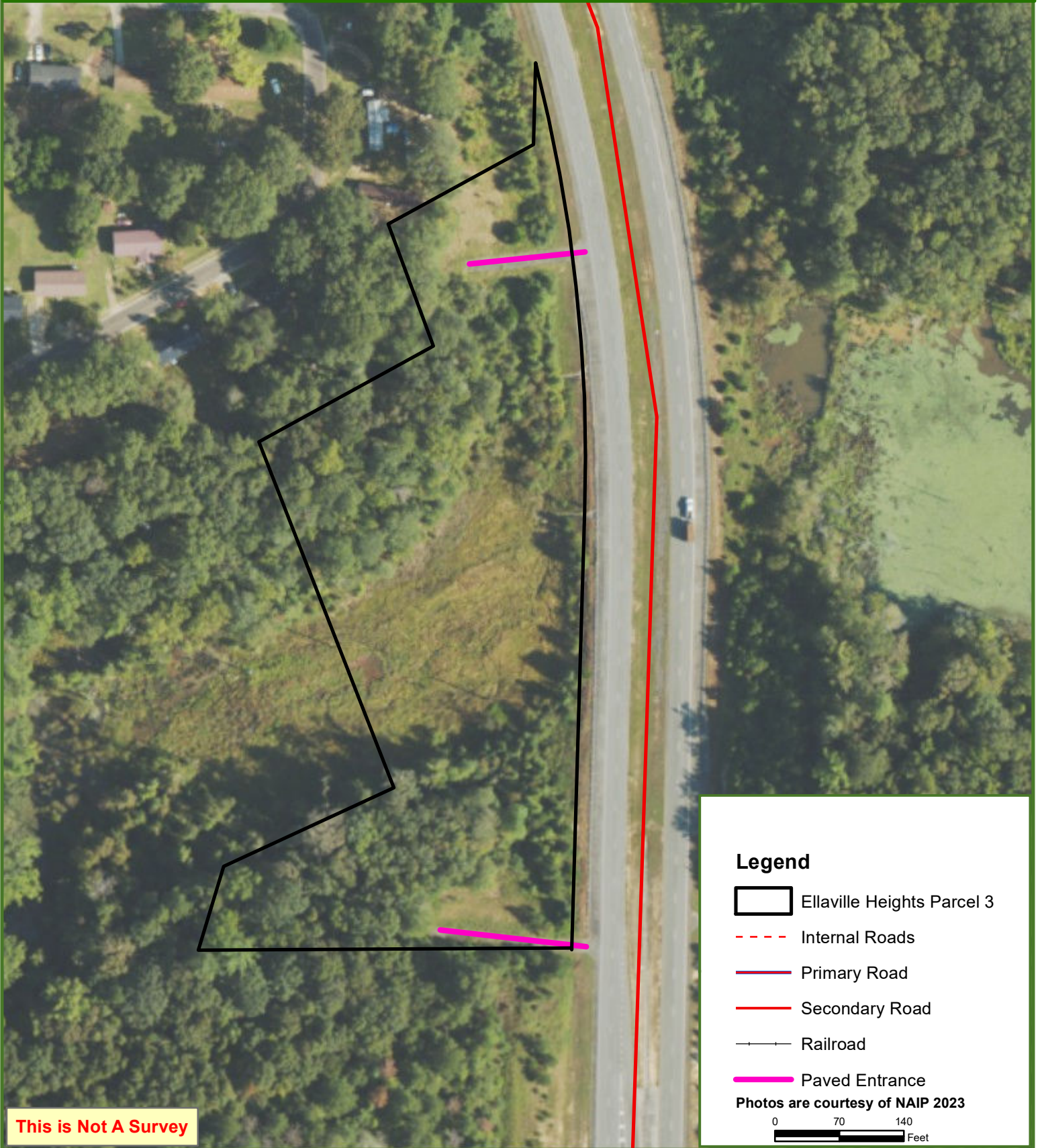
0 0.5 1 1.5 2 Miles



Ellaville Heights Parcel 3

Schley County, GA

5.00 ± Acres



Legend

- Ellaville Heights Parcel 3
- Internal Roads
- Primary Road
- Secondary Road
- Railroad
- Paved Entrance

Photos are courtesy of NAIP 2023

0 70 140
Feet

This is Not A Survey

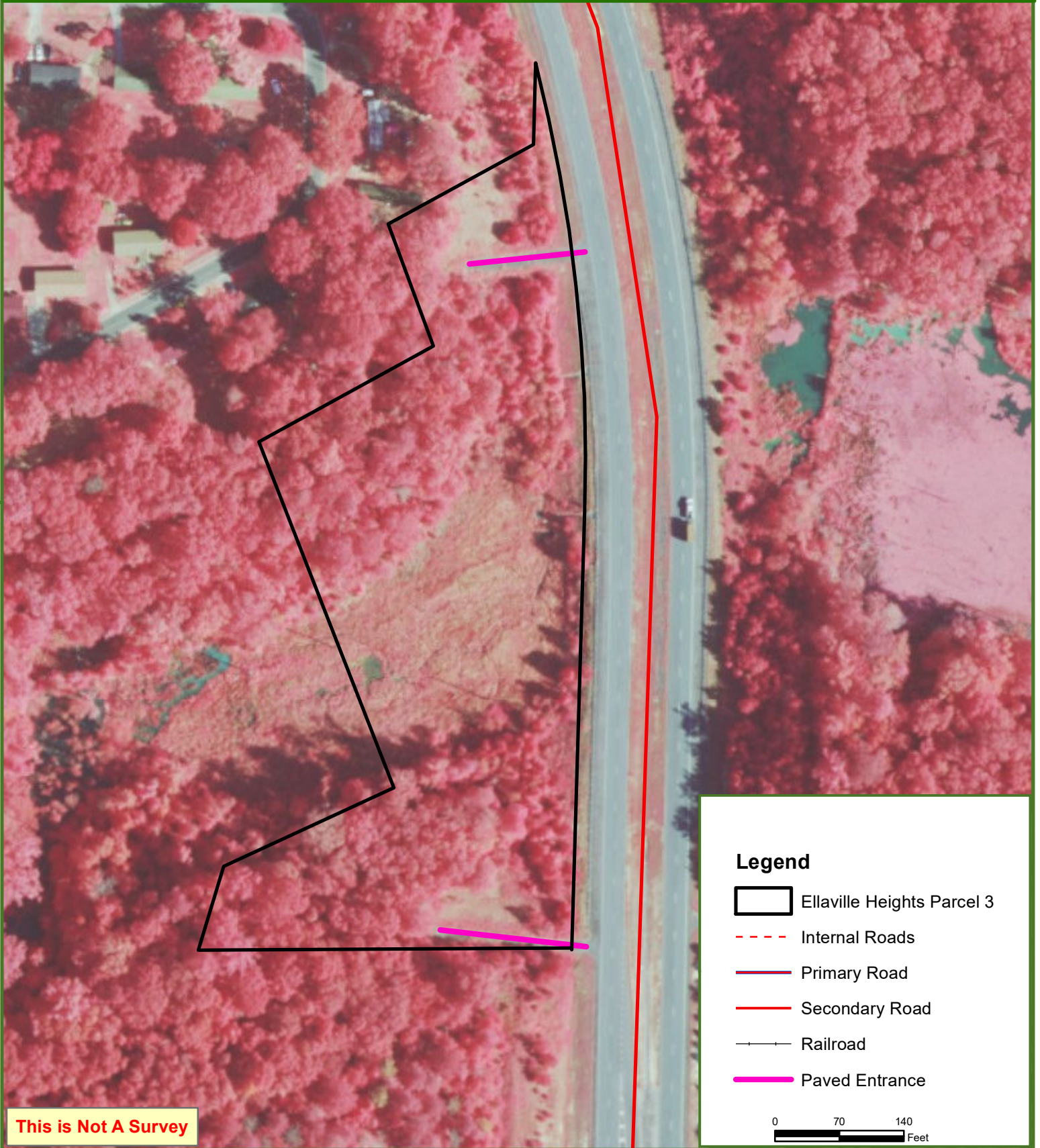
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Ellaville Heights Parcel 3

Schley County, GA

5.00 ± Acres



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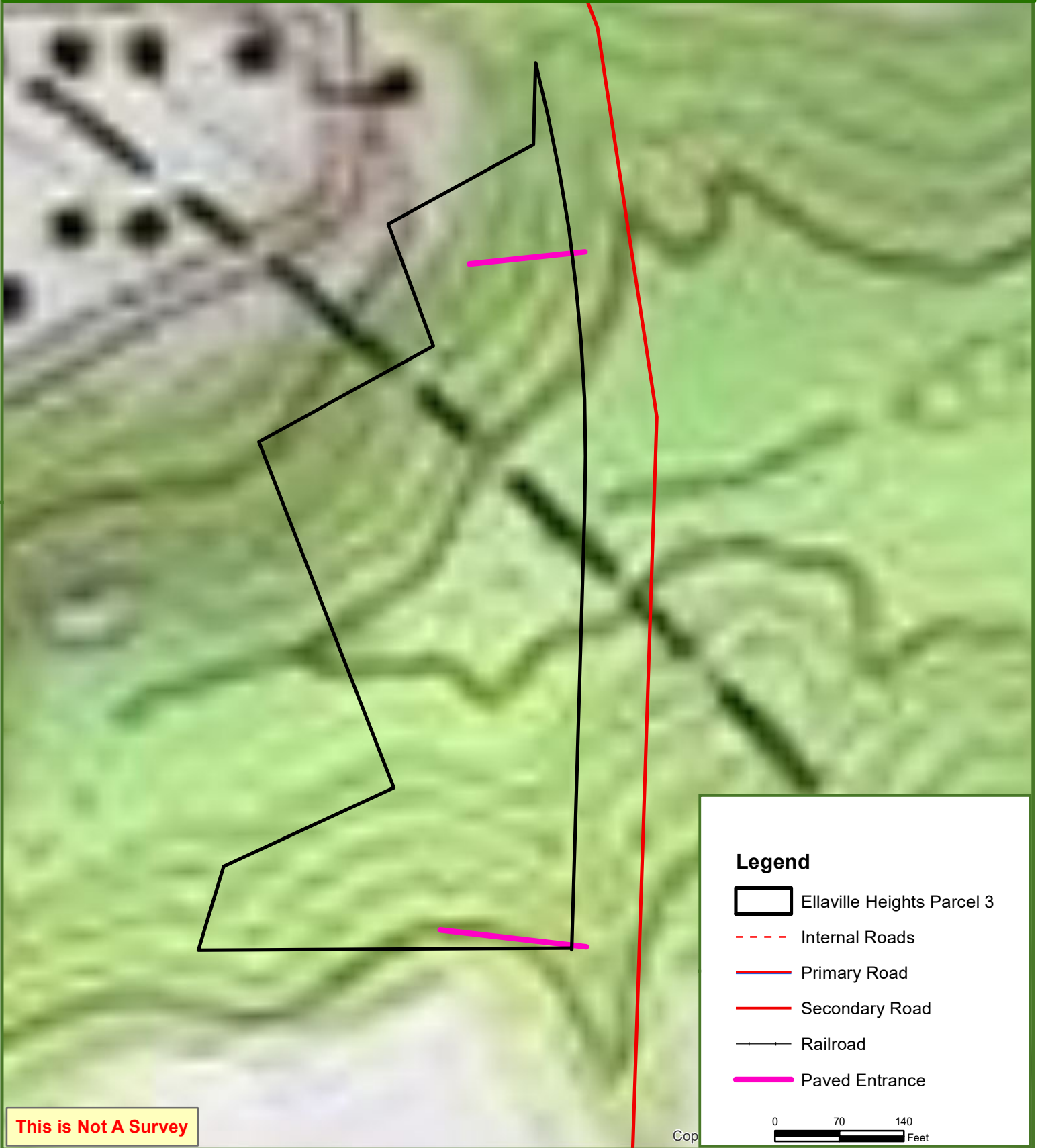
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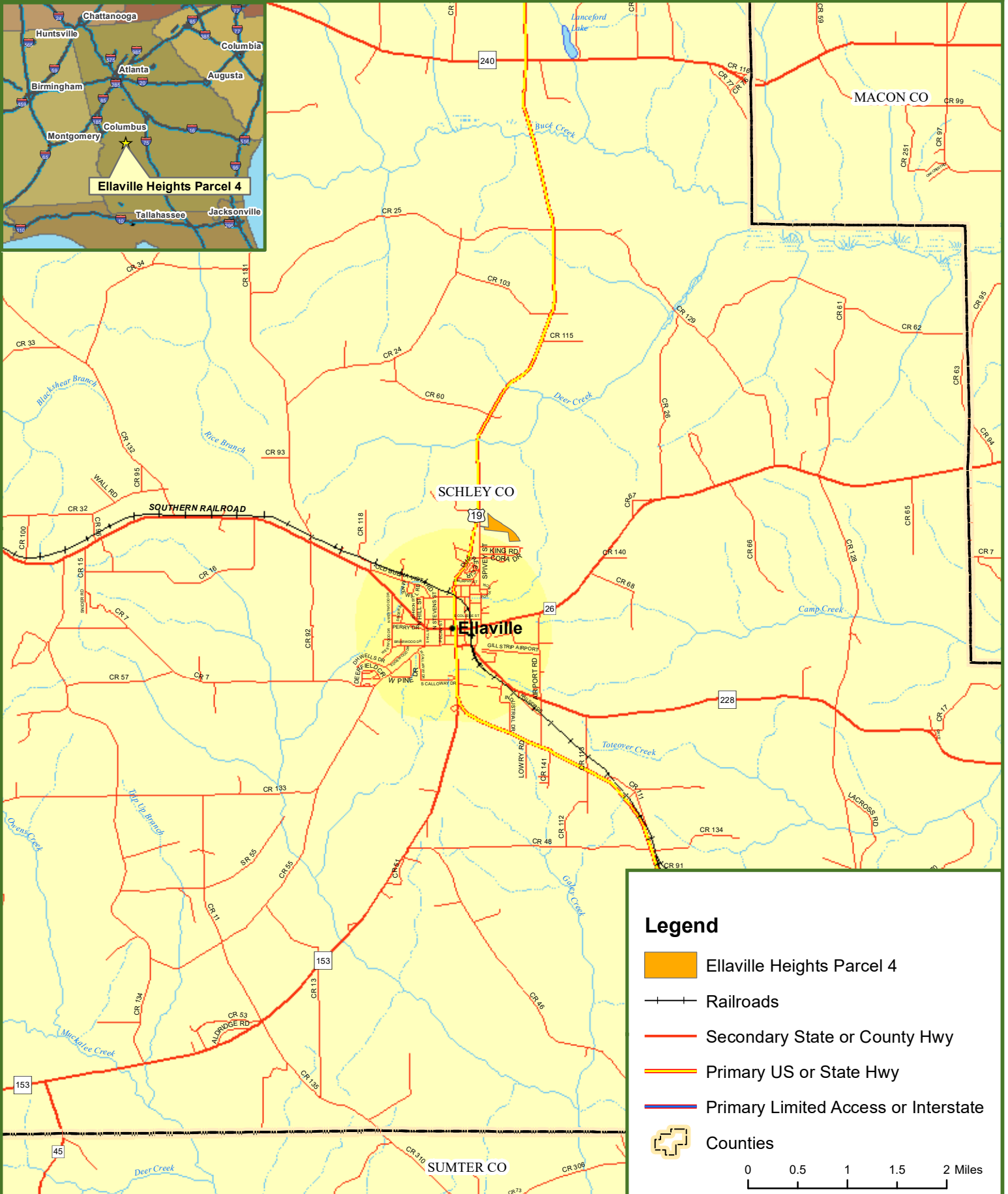
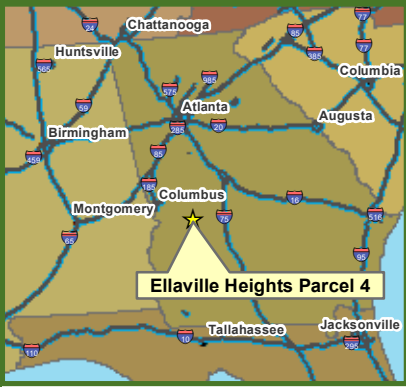


Locus Map

Ellaville Heights Parcel 4

Schley County, GA

18.00 ± Acres



Legend

- Ellaville Heights Parcel 4
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

0 0.5 1 1.5 2 Miles



Ellaville Heights Parcel 4







Schley County, GA

18.00 ± Acres

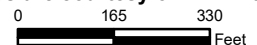


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Legend

-  Ellaville Heights Parcel 4
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad
-  Paved Entrance

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Ellaville Heights Parcel 4

Schley County, GA

18.00 ± Acres



Legend

-  Ellaville Heights Parcel 4
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad
-  Paved Entrance

0 165 330
Feet

This is Not A Survey

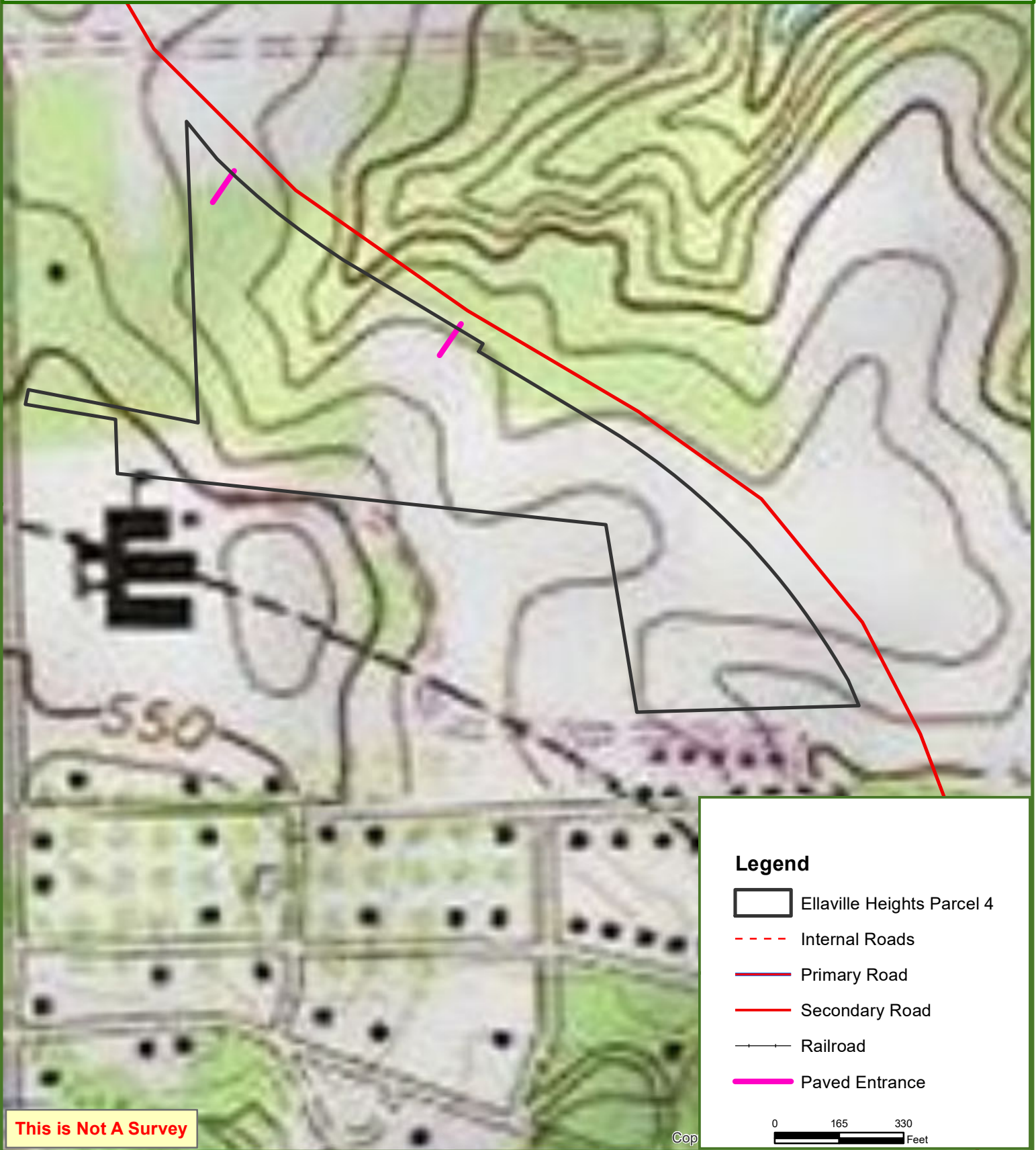
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Ellaville Heights Parcel 4

Schley County, GA

18.00 ± Acres



This is Not A Survey

Legend

- Ellaville Heights Parcel 4
- - - Internal Roads
- Primary Road
- Secondary Road
- +— Railroad
- Paved Entrance

0 165 330
Feet

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